

DOCKET NO. D-2011-024-1

DELAWARE RIVER BASIN COMMISSION

**Southeastern Pennsylvania
Ground Water Protected Area**

**Meadowlands Country Club
Ground Water Withdrawal
Whitpain Township, Montgomery County, Pennsylvania**

PROCEEDINGS

This docket is issued in response to an Application submitted by Meadowlands Country Club to the Delaware River Basin Commission (DRBC or Commission) on December 27, 2011 (Application), for the approval of an allocation of groundwater and review of a groundwater withdrawal project in the Ground Water Protected Area of Southeastern Pennsylvania.

The application was reviewed for inclusion of the project in the Comprehensive Plan and approval under Section 3.8 and for a withdrawal permit under Section 10.3 of the *Delaware River Basin Compact*. The Montgomery County Planning Commission has been notified of pending action on this docket. A public hearing on this project was held by the DRBC on March 7, 2012.

A. DESCRIPTION

1. **Purpose.** The purpose of this project is for approval of a groundwater withdrawal project to supply up to 4.0 million gallons per month (mgm) of groundwater to the docket holder's golf course irrigation system from existing Wells No. 10, Pumphouse Well and Maintenance Well.

2. **Location.** The project wells are located in the Wissahickon Creek Watershed, in Whitpain Township, Montgomery County, Pennsylvania. The wells are located in the Stockton Formation.

Specific location information has been withheld for security reasons.

3. **Service area.** The project withdrawals are used to supply water to the docket holder's golf course irrigation system. The golf course is located northeast of Boehms Church Road between School Road and Plymouth Road in Whitpain Township, Montgomery County, Pennsylvania.

4. **Physical features.**

a. **Design criteria.** The Meadowlands Country Club is an 18-hole golf course located on approximately 132 acres. The golf course consists of 27.0 acres of fairways, 2.0 acres of tees and 3.5 acres of greens. The allocation of groundwater from the golf course wells herein will serve the golf course irrigation only; the golf course clubhouse is served by public water from North Wales Water Authority (NWWA). The docket holder uses their wells as primary sources of water supply for irrigation. Groundwater from the wells discharges into the irrigation pond. The pond has an approximate storage capacity of 2.0 million gallons (mg). The pond is also designed to capture surface water runoff from precipitation events on the golf course. There is a dam on the irrigation pond, overflow from the pond flows into a small stream called Willow Run which eventually flows into the Wissahickon Creek. The current average and maximum demand is 0.100 mgd and 0.300 mgd, respectively. The docket holder projects no future increase in demand.

b. **Facilities.** The docket holder's existing wells have the following characteristics:

WELL NO.	DEPTH	CASED DEPTH/ CASING DIAMETER	PUMP CAPACITY	YEAR DRILLED
10	425	40' / 10"	82 gpm	1964
Pumphouse	300	40' / 10"	50 gpm	1954
Maintenance	300	38' / 8"	78 gpm	1954

All wells and service connections are metered.

The project facilities are above the 100-year flood elevation.

The irrigation system is presently not interconnected with any other water supply system. Potable and sanitary water for the golf course clubhouse is supplied by NWWA.

The storage pond is approximately 2.0 million gallons, or approximately 20 days of supply.

c. **Other.** Wastewater is conveyed to the East Norriton-Plymouth-Whitpain Joint Sewer Authority's sewage treatment facility most recently approved by DRBC Docket No. D-1972-080 CP on July 26, 1972. The Pennsylvania Department of Environmental Protection (PADEP) issued its most recent NPDES Permit No. PA0026816 on March 16, 2006 for this treatment facility. The East Norriton-Plymouth-Whitpain Joint Sewer Authority is in the process of renewing their NPDES Permit. The sewage treatment plant has a design capacity of 8.1 mgd. The treatment facility has adequate capacity to receive wastewater from this project.

B. FINDINGS

The project is located within the Southeastern Pennsylvania Ground Water Protected Area delineated by the DRBC pursuant to *Compact* Section 10.2. The project is designed to conform to the requirements of the *Water Code*, *Water Quality Regulations* and *Ground Water Protected Area Regulations (GWPAR)* of the DRBC.

The Meadowlands Country Club wells have been in operation for more than 60 years without any reported water supply problems or complaints of interference to neighboring wells.

Review and analysis of the application pursuant to Section 6d of the Ground Water Protected Area Regulations (*GWPAR*) result in the following:

1. The withdrawal is consistent with the Commission's Comprehensive Plan and the policies and purposes of these regulations.
2. Opportunities to satisfy water requirements on a timely basis from existing available supplies and facilities have been explored and found infeasible.
3. The withdrawal, in conjunction with other withdrawals in the applicable ground water basin, should not exceed withdrawal limits of the groundwater basin, aquifer or aquifer system.
4. The withdrawal should not significantly impair or reduce the flow of perennial streams in the area.
5. Existing groundwater withdrawals should not be adversely impacted, or will be otherwise assured of adequate supplies in accordance with the requirements of Section 10 of the *GWPAR*.
6. The withdrawal should not cause substantial, permanent adverse impact to the overlying environment.

The Meadowlands Country Club wells are located in the Upper Reach Wissahickon Creek subbasin, where the total net annual groundwater withdrawal (1,258.15 million gallons per year (mgy)) is less than the withdrawal limit set in Section 6.I of the *GWPAR* (1,736 mgy). The docket holder is requesting a monthly allocation of 4.0 mgm, which equates to 24.0 mgy (4.0 mgm times 6 months), a fraction of which will be returned to groundwater. However, even if no water from this project were returned to groundwater, the total net annual groundwater withdrawal from this subbasin would remain below the withdrawal limits set in Section 6.I of the *GWPAR*. Therefore, the withdrawals from the Meadowlands Country Club wells in conjunction with other withdrawals in the subbasin are in accordance with the requirements of Section 6.I of the *GWPAR*.

The DRBC estimates that the project withdrawals, used for the purpose of golf course irrigation, result in a consumptive use of 90 percent of the total water use. The DRBC definition

of consumptive use is defined in Article 5.5.1.D of the *Administrative Manual – Part III – Basin Regulations – Water Supply Charges*.

C. DECISION

I. Effective on the approval date for Docket No. D-2011-024-1, the project and the appurtenant facilities described in the Section A “Physical features” shall be added to the Comprehensive Plan.

II. The project as described in the Section A “Physical features” is approved pursuant to Section 3.8 of the *Compact* and is granted this withdrawal permit pursuant to Section 10.3 of the *Compact* and *GWPAR*, subject to the following conditions:

a. Docket approval is subject to all conditions, requirements, and limitations imposed by the PADEP, and such conditions, requirements, and limitations are incorporated herein, unless they are less stringent than the Commission’s. Within 60 days (May 7, 2012), the docket holder shall provide written confirmation to the Commission that it has registered and reported with PADEP all surface and groundwater sources described in this docket in accordance with the Pennsylvania Regulations (Title 25 - Environmental Protection, [25 PA. CODE CH. 110], Water Resources Planning).

b. The wells and operational records shall be available at all times for inspection by the DRBC.

c. The wells shall be operated at all times to comply with the requirements of the *Water Code* and *Water Quality Regulations* of the DRBC.

d. During any month period, the withdrawals from the following wells shall not exceed:

WELL NO.	INSTANTANEOUS ALLOCATION (GPM)	MONTHLY ALLOCATION (MILLION GALLONS)
10	82	2.0
Pump house	50	1.0
Maintenance	78	1.0

In addition, the total groundwater withdrawal shall not exceed either 4.0 mgm or 24.0 mg (4.0 mgm times 6 months).

e. The wells shall be equipped with a readily accessible capped port and drop pipe so that water levels may be measured under all conditions.

f. The project withdrawals shall be metered with an automatic continuous recording device that measures to within 5 percent of actual flow. An exception to the 5 percent performance standard, but no greater than 10 percent, may be granted if maintenance of the 5 percent performance is not technically feasible or economically practicable. A record of daily withdrawals shall be maintained, and monthly totals shall be reported annually by June 30, to the Bureau of Watershed Management, PADEP. Withdrawal records shall be available at any time to the Commission if requested by the Executive Director.

g. Each new water service connection shall include a water meter in accordance with the DRBC's Resolution No. 87-7 (Revised).

h. In accordance with DRBC Resolution No. 87-6 (Revised), the docket holder shall continue to implement to the satisfaction of the Bureau of Watershed Management and the PADEP, the systematic program to monitor and control leakage within the water supply system. The program shall at a minimum include: periodic surveys to monitor leakage, enumerate unaccounted-for water and determine the current status of system infrastructure; recommendations to monitor and control leakage; and a schedule for the implementation of such recommendations. The docket holder shall proceed expeditiously to correct leakages and unnecessary usage identified by the program.

i. The docket holder shall continue to implement its Water Conservation Plan as approved by PADEP, and shall report to the PADEP on the actions taken pursuant to this program and the impact of those actions as requested by the PADEP.

j. The docket holder shall incorporate and implement reasonable conservation practices and measures consistent with efficient utilization of water resources.

k. No new water service connections shall be made to the premises connected to sewerage systems which are not in compliance with all applicable effluent limits contained in State permits and the *Water Quality Regulations* of the Commission.

l. Nothing herein shall be construed to exempt the docket holder from obtaining all necessary permits and/or approvals from other State, Federal or local government agencies having jurisdiction over this project.

m. The docket holder is permitted to provide the water approved in this docket to the areas included in Section A.3. Area Served of this permit. Any expansion beyond those included in Section A.3. Area Served is subject to DRBC review and approval in accordance with Section 3.8 of the *Compact* and the *GWP*AR.

n. A complete application for the renewal of this docket, or a notice of intent to cease the withdrawal operations approved by this docket by the expiration date, must be submitted to the DRBC at least 12 months prior to the expiration date below (unless permission has been granted by the DRBC for submission at a later date), using the appropriate DRBC application form. In the event that a timely and complete application for renewal has been submitted and the DRBC is unable, through no fault of the docket holder, to re-issue the docket before the expiration date below, the terms and conditions of this docket will remain fully

effective and enforceable against the docket holder pending the grant or denial of the application for docket approval.

o. The issuance of this docket approval shall not create any private or proprietary rights in the water of the Basin, and the Commission reserves the rights to amend, alter or rescind any actions taken hereunder in order to insure the proper control, use and management of the water resources of the Basin.

p. If any information demonstrates that the operation of this project significantly affects or interferes with any domestic or other existing uses of ground or surface water, or if the docket holder receives a complaint by any existing ground or surface water users within the zone of influence of the withdrawal, the docket holder shall immediately notify the Executive Director of any complaints by any ground or surface users within the zone of influence of the withdrawal, and unless excused by the Executive Director, shall investigate such complaints. The docket holder should direct phone call notifications of potential well or surface water interference or complaints of interference to the DRBC Project Review Section at 609-883-9500, extension 216. Oral notification must always be followed up in writing directed to the Executive Director. The docket holder shall provide the potentially impacted user(s) of wells or surface water supplies with copies of the correspondence submitted to the Commission. Any ground or surface water user which is substantially adversely affected, rendered dry or otherwise diminished as a result of the docket holder's project withdrawal, shall be repaired, replaced or otherwise mitigated at the expense of the docket holder in accordance with Section's 2., 6.D., 10.B., and 13.A. of the *GWP*. A report of investigation and/or mitigation plan prepared by a hydrologist shall be submitted to the Executive Director as soon as practicable. The Executive Director shall make the final determination regarding the validity of such complaints, the scope or sufficiency of such investigations, and the extent of appropriate mitigation measures, if required.

q. The Executive Director may modify or suspend this approval or any condition thereof, or require mitigating measures pending additional review, if in the Executive Director's judgment such modification or suspension is required to protect the water resources of the Basin.

r. For the duration of any drought emergency declared by either Pennsylvania or the Commission, water service or use by the docket holder pursuant to this approval shall be subject to the prohibition of those non-essential uses specified by the Governor of Pennsylvania, the Pennsylvania Emergency Management Council, PADEP, or the Commonwealth Drought Coordinator, to the extent that they may be applicable, and to any other emergency resolutions or orders adopted hereafter by the Commission.

s. Any person who objects to a docket decision by the Commission may request a hearing in accordance with Article 6 of the *Rules of Practice and Procedure*. In accordance with Section 15.1(p) of the *Delaware River Basin Compact*, cases and controversies arising under the *Compact* are reviewable in the United States district courts.

BY THE COMMISSION

APPROVAL DATE: March 7, 2012

EXPIRATION DATE: March 7, 2022